

**COUNTY OF PLACER
PLANNING COMMISSION**

****TAHOE LOCATION****

AGENDA

DATE

June 9, 2016



**** Meeting will be held in Tahoe, at Granlibakken Resort & Conference Center, 725
Granlibakken Road, Tahoe City CA 96145 ****

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

8:00 am Commissioners and staff to meet at the Community Development Resource Agency at 3091 County Center Drive, Auburn, and depart from the parking lot. County vehicles to provide transportation up to Tahoe destination.

10:00 am FLAG SALUTE

ROLL CALL: Richard Roccucci, District 1 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Richard Johnson, District 3 (Secretary); Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest, Fred Arcuri, District 2

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.



PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

- 1) 10:05 am ABANDONMENT OF A PORTION OF BAY STREET ADJACENT TO RIVERA PROPERTY CARNELIAN BAY –**
(Continued from the May 12, 2016 Planning Commission hearing)
Consider that the portion of the abandonment of the Bay Street easement is consistent with the Carnelian Bay Community Plan. Also consider that the project is Categorically Exempt from CEQA per Section 18.08.020 D of the Placer County Environmental Review Ordinance (Section 15061 (b)(3) of the CEQA Guidelines).
Project Location: The subject property is located at 5230 North Lake Boulevard in the Carnelian Bay area.
APN: 115-030-035
Total Acreage: .189 acres
Zoning: PAS - 017 Carnelian Bay Tourist
Community Plan Area: Carnelian Bay Community Plan
MAC Area: North Tahoe Regional Advisory Council
Owner/Applicant: Lou Basile on behalf of property owners Ronald E. Rivera and Stephanie Tamayo-Rivera
County Staff:
Planning: Stacy Wydra (530) 581-6288
Department of Public Works: John Weber, Right-of-Way Agent Rebecca Taber (530) 745-7564
- 2) 10:10 am MARTIS VALLEY WEST PARCEL SPECIFIC PLAN
SPECIFIC PLAN, DEVELOPMENT STANDARDS, AND DESIGN GUIDELINES /
MARTIS VALLEY COMMUNITY PLAN AMENDMENTS / REZONE / LARGE-
LOT VESTING TENTATIVE SUBDIVISION MAP/DEVELOPMENT
AGREEMENT (PGPA 20130080/PLN15-00465)
FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE
#2014032087)
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**
Consider an application from Mountainside Partners, LLC, and make a recommendation to the Board of Supervisors on the following requests: 1) Adoption of the Martis Valley West Parcel Specific Plan (MVWPSP), Development Standards and Design Guidelines; 2) Amendments to the Martis Valley Community Plan (MVCP) to (a) amend the Land Use Diagram to incorporate the MVWPSP land use designation and (b) add Goal 6.J. and associated policies related to emergency preparedness; 3) Rezoning: (a) a tentative immediate rezone of 662± acres of the “West Parcel” of the MVWPSP from TPZ (Timber Production Zone) to SPL-MVWPSP (Specific Plan – Martis Valley West Parcel Specific Plan); (b) a rezone of all remaining acreage in the “West Parcel” from OS (Open Space) to

SPL-MVWPSP (Specific Plan – Martis Valley West Parcel Specific Plan); and (c) a rezone of 670± acres of the "East Parcel" of the MVWPSP from RS (Single-Family Residential) and C-1 (Neighborhood Commercial) to TPZ (Timberland Production Zone); 4) Approval of a Large-Lot Vesting Tentative Subdivision Map; and 5) Approval of a Development Agreement. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Martis Valley West Parcel Specific Plan Final Environmental Impact Report, prepared pursuant to the California Environmental Quality Act, the Mitigation Monitoring Reporting Program and the Findings of Fact and Statement of Overriding Considerations.

Project Description: The Martis Valley West Parcel Specific Plan (MVWPSP) consists of two components: the West Parcel (1,052 acres) and the East Parcel (6,160 acres). The project proposes to transfer 760 residential units and 6.6 acres of commercial from the allowable development of 1,360 residential units and 6.6 acres of commercial on the East Parcel to the West Parcel. The project would permanently retire the remaining 600 residential units of the East Parcel. The entire 6,376 acre East Parcel (Note: 6,160 acres are within Placer County's jurisdiction and are the subject of this legal notice and the proposed MVWPSP. Approximately 216 acres of the "East Parcel" are located in Nevada County and not part of the project but will also be preserved as open space. Approximately 130 acres are within the Tahoe Basin and are not part of the proposed MVWPSP but will be preserved as open space.) in perpetuity either through (1) the sale of the East Parcel to a land trust or similar organization, or (2) recordation of a conservation easement restricting use of the East Parcel.

Project Location: The project site is located in between the Town of Truckee and the north shore of Lake Tahoe in Placer County, on either side of State Route (SR) 267 in the Martis Valley. The project site is located within the Martis Valley Community Plan. The approximately 1,052-acre West Parcel is located north of Lake Tahoe, southeast of the Northstar California Resort, and uphill and east of Sawmill Reservoir. The West Parcel is located to the west of State Route 267 and is zoned Timber Production Zone. The approximately 6,160 acre portion of the East Parcel included in the proposed project is located to the east of State Route 267 with approximately 670 acres zoned Single-Family Residential and Neighborhood Commercial and the remainder zoned Timber Production Zone.

APN's: 110-051-024, 110-051-043, 110-051-045, 110-060-069, 110-050-065, 110-060-056, 110-060-060, 110-060-067, 110-060-014, 110-040-013, 110-040-014, 110-040-016, 110-040-017, 110-040-018, 110-040-020, 110-030-050, 110-030-048, 110-040-001, 110-040-002, 110-020-012, 110-020-029, 110-040-003, 110-020-028, 110-020-005, 110-020-003, 110-010-025, 110-020-00, 090-010-011, 090-010-014, and 090-010-015.

Community Plan Area: Martis Valley Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Kurt Krieg, Mountainside Partners, on behalf of MVWP Development, LLC and Sierra Pacific Industries, Inc.

Owner: MVWP Development, LLC and Sierra Pacific Industries, Inc.

County Staff:

Planning: Stacy Wydra (530) 581-6288

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

CONSENT AGENDA

No items at this time.